

An Overview of Henry County's 2010 Annual Trending April 19, 2010

The following steps were taken to conduct the 2010 annual trending in Henry County:

Step 1: Re-Delineation of Neighborhoods

The vast majority of neighborhoods in Henry County were completely re-examined and, where necessary, re-delineated for annual trending in 2006. Additional re-delineation of some neighborhoods has occurred each year thereafter as further analysis indicated such action was appropriate. This includes the creation of new neighborhoods, splitting neighborhoods apart, and the combination of neighborhoods as well. This portion of trending included all property classes.

Step 2: Calculation of New Land Values

New land values were calculated, where warranted, for 2006, 2007 and in only limited circumstances did sales warrant new land values for 2008 and 2009. For residential land rates in 2010 trending, no additional changes were made. For commercial and industrial properties, land values generally stayed consistent between January 1, 2006 and March 1, 2010. For commercial and industrial properties, no adjustments were made as sales data did not indicate the necessity of any update.

Step 3: Calculation of New Residential Factors & Residential Studies

Per 50 IAC 14, a preliminary ratio study was conducted for vacant and improved residential at the township level. This study dictated which property classes required further analysis, stratification, reassessment or calculation of a new neighborhood factor. In some instances, especially in rural areas of Henry County, the preliminary ratio study indicated that assessments were both accurate and uniform. In other neighborhoods, further review was required. This resulted in the calculation of new neighborhood factors in the following neighborhoods: 0010C000, 0005C000, 00140000, 00200000, 0007C048, 0030C006, and 0030D027. In several townships there were not enough sales to meet a 5 sale sample size. In these cases, the sample was expanded to 2008 and those sales were time adjusted accordingly.

With regard to rental homes, the county is assembling a detailed income and expense data base that has allowed for the calculation of market rents, expenses, capitalization rates, and gross rent multipliers. This database is the primary method of valuing all rental homes, and in some cases larger apartment complexes.

Step 4: Updated Commercial & Industrial Improvement Values

As a result of annual updating land values, cost tables, and depreciation for the past four years, and given the very small sample of sales for these class types in Henry County, no further updating was done for 2010 trending. The sales that did occur when reviewed in the preliminary ratio study, met all IAAO ratio study statistical measures. As a result, no further action was taken. For vacant commercial and vacant industrial sales, valid sales from 2003 to present were included in the analysis as well as appraisal data where available. These sales were time adjusted, and are noted in the ratio study.

****Please note that the period of time from which sales were used for this ratio study was from 1/1/2009 to 2/28/2010. Every attempt was made to ensure a representative sample for each property class. However, given the very low sales activity for vacant industrial property, improved industrial and vacant commercial property in Henry County, even going back to 2002, very few sales were yielded. Additionally, the ratio study file contains a list of all valid sales that upon further review were found to actually be invalid. These sales are located at the bottom of each worksheet tab for each property class type. Sales outside of the 14 month time period were time adjusted using the Federal Housing Finance Authority's November 24, 2009 memorandum on house price appreciation/depreciation. This document can be accessed via the internet at <http://www.fhfa.gov/webfiles/15232/3q09HPI.pdf>.**